

**PRELIMINARY PUBLIC REVIEW DRAFT
MARCH 2, 2010**

**AGRICULTURE ELEMENT
POLICY 5**

AGP5: Residential Density.

- a. Allow residential density of ~~two~~one primary dwellings on each existing legal parcels ~~of 20 acres or larger~~ in the Agriculture land-use category. ~~On parcels of less than 20 acres, allow one primary and one farm support dwelling.~~
- b. Allow farm support quarters consistent with the standards of the LUO.
- c. See AGP 21 for the allowed density when proposing land divisions to create new parcels on lands containing Class I and II irrigated soils.

Discussion: ~~In item a., the first portion of this policy would not alter the number of primary residences currently allowed by the Land Use Ordinance on parcels larger than 20 acres and designated Agriculture. However, the second portion of item a. would add the ability of having a secondary dwelling on parcels less than 20 acres in size as a way to increase housing flexibility and options for the farm family, but would require that the second home meet the requirements for farm support quarters. Part b. of the policy gives recognition to the existing provisions of the LUO that allow the establishment of farm support quarters, and provides housing options and flexibility for farm operators. Part c. of the policy clarifies that the residential density must be consistent with the requirements of AGP 21 when a land division is proposed on property that contains Class I and II irrigated soils.~~

Implementation: The Department of Planning and Building should ~~propose~~prepare amendments to the LUO to implement this policy. ~~allow residential density in the Agriculture land use category consistent with this policy and the discussion above.~~

Timeframe: ~~12 months from plan adoption.~~Concurrent with the adoption of this revised policy.